



ACTON PLANNING BOARD

Minutes of Meeting July 21, 2015 Acton Town Hall Room 204

Planning Board members attending: Mr. Jeff Clymer (Chair), Mr. Derrick Chin, Mr. Michael Dube, and Mr. Ray Yacouby. Also present: Roland Bartl, Planning Director and Planning Board Secretary, Kim Gorman.

Mr. Clymer called the meeting to order at 7:30 PM.

I. Citizens' Concerns

No concerns were raised.

II. Reports

EDC:

Mr. Chin reported new officers have been elected and the Town website will need to be updated.

DRB:

Mr. Dube reported the Committee met with the developer of a future project on Main Street.

WRAC:

Mr. Clymer stated the Committee had a public meeting and only 1 individual attended. The Committee will have another public information session and have the StormWater Bylaw ready for the Fall Special Town Meeting.

Acton 2020 / Kelley's Corner Initiative:

Mr. Bartl stated the concepts are coming together and moving ahead. The Cecile Group (consultants) is completing the plan for the Committee to review.

III. Consent Agenda – Draft Minutes of 4/29/15

The minutes of the April 29, 2015 meeting were approved with minor corrections.

IV. – 456 Massachusetts Avenue & Thomas Drive Definitive Subdivision – Public Hearing

Mr. Clymer opened the public hearing at 7:45pm.

Mr. Ian Rubin, of Markey and Rubin, Inc., Mr. Steve Marsh, of Westchester Homes and Mr. Sean Keenan, of Keenan & Son LLP (applicant) were present. Mr. Rubin mentioned the prior definitive plan proceedings and denial. The proposal is for a 5 lots Residential Compound subdivision as provided in section 10 of the Subdivision Rules. The existing house at 456 Massachusetts Avenue would be moved and 2 new homes added. The existing house on 143 Prospect Street would be razed and 2 new homes added. Each lot conforms to the applicable R-2 district standards of the ZBL.

Mr. Rubin referred to the proof plan, intended to show that the same number of lots could be achieved if developed as a standard subdivision rather than a Residential Compound. He has provided a proof plan and is requesting waivers from the Design and Improvement Requirements of Sections 8 and 9 of the Subdivision Rules to be allowed instead to apply the Design Standards for Residential Compounds pursuant to Section 10.

Mr. Rubin discussed the drainage design system, retention ponds and proposed screening from the abutting Davis Place Condo. He addressed staff comments, had submitted corrections, and stated the concerns can be handled as a condition within the decision.

Citizens concerns:

- The requested waivers, if granted, would save significant construction cost; part of this should be applied to enhance the buffer to Davis Place.
- Driveway/Street Noise close to existing homes. Possibly flip the driveway to opposite side of house.
- Screening for other abutters.
- Abutter's use of snow storage on Lot 5. Applicant.

Mr. Marsh noted the home owner of 143 Prospect Street had approached him to sell his land for the development but is not looking to move for another 4 years. Mr. Bartl explained that this existing house will be in violation of

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Approved:

zoning for front setback after the subdivision plan is recorded with the Registry of Deeds. It was agreed that resolution of this matter requires more time.

The Board voted, and the applicant agreed, to continue the public hearing to August 18, 2015 at 7:45pm at the Acton Town Hall, Room 204.

V. Notice of Chapter 61A – Intent to Sell Lots 1, 2, 3 and Parcel A

Board members reviewed and discussed the documents. The parcels of land are at Newtown Road on the Acton town line to Littleton. One parcel is to be used for agriculture and horticulture or to support the arts. The other parcels are to be sold for purposes of residential housing to Westchester Homes, Inc. Under MGL Chapter 61A the Town has a right of first refusal. The Planning Board noted that the 120 day period for the Town to act will expire soon, and that the Open Space Committee has so far not moved to recommend acquiring the land.

Mr. Ray Yacouby moved to recommend to the Board of Selectmen that the Town not to make an offer. Mr. Michael Dube 2nd; Mr. Jeff Clymer added to amend the vote to note that the Open Space Committee has not expressed interest to date; all in favor of the motion as amended.

VII. Other Business

1. New liaisons assigned:

Acton 2020 Rep – Mr. Jeff Clymer; KC Committee Rep – Mr. Jeff Clymer; CPA Study Rep – Mr. Ray Yacouby

2. Administrative Update - Mr. Bartl announced that the vacancy in the Planning Department has been filled. The New Assistant Planner is Robert Hummel.

The meeting was adjourned at about 8:55 PM.

Respectfully Submitted,
Kim Gorman
Planning Board Secretary